



NOTICE OF MASTER LAND USE APPLICATION

Project Name: Preferred Freezer/Orca Bay Seafoods

Project Description: Construction of a proposed 68-foot-tall, 314,424 square-foot warehouse with office and food processing space, parking for 310 cars and 35 truck-trailers, and associated site work including wetland filling on a 19-acre site.

Applicant: Chill Build Seattle, LLC, 6831 E. 32nd Street, Indianapolis, IN 46226

Agent: ESM Consulting Engineers, LLC, 33400 8th Avenue South, Federal Way, WA 98003

Project Location: 337XX Weyerhaeuser Way South, Federal Way, WA, portions of King County parcels #614260-0005 & 614260-0200



Date of Application: June 17, 2016

Date Determined Complete: July 29, 2016

Date of Notice of Application: August 5, 2016

Public Comments Due: August 22, 2016

Requested Decision and Other Permits Included with this Application: The applicant requests a Use Process III decision (File #16-102947-00-UP) issued by the Director of Community Development pursuant to *Federal Way Revised Code* (FWRC) Chapter 19.65. Additional permits and/or approvals in conjunction with the Use Process III decision include a threshold determination pursuant to *State Environmental Policy Act* (SEPA) Rules WAC 197-11 (File #16-102948-00-SE), Transportation Concurrence (File #16-102866-00-CN), Boundary Line Adjustment (File #16-102886-00-SU), and Forest Practices Class IV General Permit.

Environmental Documents: Environmental Checklist, Wetland Report, Transportation Impact Analysis, and Stormwater Runoff Technical Information Report.

Development Regulations to Be Used for Project Mitigation: Weyerhaeuser Company Pre-Annexation Concomitant and Zoning Agreement and applicable 1994 development codes, including FWCC Title 18, "Environmental Protection"; Title 20, "Subdivisions"; Title 21, "Surface and Stormwater Management"; and Title 22, "Zoning."

Consistency with Applicable City Plans and Regulations: The project will be reviewed for consistency with all applicable codes and regulations including the Weyerhaeuser Company Pre-Annexation Concomitant and Zoning Agreement, which vests the project to regulations in place in 1994, 2016 *King County Surface Water Design Manual* as amended by the City of Federal Way, and the Public Works Department *Development Standards*.

Public Comment & Appeals: The official project file is available for public review at the Community Development Department (address below). Any person may submit written comments on the Use Process III application to the Director of Community Development by **August 22, 2016**. Only the applicant, persons who submit written documents to the director, or persons who specifically request a copy of the original decision may appeal the director's decision.

Availability of File and Environmental Documents: The official project file and referenced environmental documents are available for public review during normal business hours at the Community Development Department, 33325 8th Avenue South, 2nd Floor, Federal Way, WA 98003

Staff Contact: Planner Jim Harris 253-835-2652, jim.harris@cityoffederalway.com or Senior Planner Stacey Welsh, 253-835-2634, stacey.welsh@cityoffederalway.com

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